



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



21 Villa Road

Cheddleton, Leek, ST13 7EA

Offers In The Region Of £460,000



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Located on the outskirts of Cheddleton, Leek, this three bedroom house offers two spacious reception rooms and plentiful outside space including a spacious lawned areas to the front and rear of the property. The property also benefits from fantastic views looking over the River Churnet as well as far reaching views of the Peak District.

Being on the outskirts of Cheddleton, the property benefits from good commuting links to Leek and Stoke-on-Trent as well as offering plenty of local amenities nearby.

A viewing is highly recommended to fully appreciate what this property has to offer.

Description

This three bedroom semi detached property provides an excellent opportunity to purchase a family home on the outskirts of Cheddleton with good commuting links to Leek and the surrounding area. The property benefits from plentiful outside space with a spacious lawned area to the rear of the property with fantastic views looking over the River Churnet as well as garage space and a garden shed.

Directions

From our office in Leek, head south west on the A53 before turning left at the crossroads onto Compton. Follow this road for approximately 2.2 miles before turning right onto East Drive. Once onto East Drive, take the first right onto Villa Road, then another right again to continue on Villa Road. After approximately 0.1 miles the property is on the right and will be signposted by one of the Agents 'For Sale' Boards.





Situation

The property is located on the outskirts of Cheddleton, approximately 2.9 miles from Leek, 10.7 miles from Stoke-on-Trent and 13.4 miles from Congleton.

Services

We understand the property benefits from mains water and electricity with drainage being via private means.

UPVC Front Entrance Door

Leading into front porch

Front Entrance Porch

4'0" x 5'3" (1.24m x 1.61m)

With external UPVC front door

Hallway

With stairs off

Living Room

13'3" x 20'10" (4.05m x 6.37m)

With radiator, fireplace and UPVC double glazed windows to the front and rear aspect

Dining Room

20'9" x 13'8" max (6.34m x 4.17m max)

With radiator, fireplace, storage room off and UPVC double glazed windows to the front and rear aspect

Kitchen

9'3" x 15'4" (2.84m x 4.69m)

With tiled floor and walls, radiator, UPVC double glazed window to the rear aspect, under-stair storage off and a range of floor and wall mounted kitchen units including a sink with drainage basin, an electric hob with extractor fan over and an in-built oven.



Downstairs WC

2'11" x 5'2" (0.90m x 1.59m)

With heated towel rail, low level WC, wash hand basin and UPVC frosted double glazed window to the side aspect.

Side Porch

9'11" x 2'11" (3.03m x 0.91m)

With external UPVC door to the side aspect

Staircase

Leading to the first floor landing

Master Bedroom

15'5" x 13'7" (4.71m x 4.16m)

With radiator, fireplace and UPVC double glazed window to the front

Family Bathroom

5'7" x 10'1" (1.71m x 3.09m)

With radiator, laminate flooring, pedestal wash hand basin, low level WC, UPVC double glazed window and a panel bath with shower over

Bedroom Number Two

10'5" x 10'6" (3.19m x 3.21m)

With radiator and UPVC double glazed window to the rear aspect

Bedroom Number Three

10'7" x 10'5" (3.25m x 3.20m)

With radiator and UPVC double glazed window to the front aspect

Storage Room

6'5" x 6'9" (1.96m x 2.07m)

With radiator and storage cupboard off with shelving





Outside

To the front of the house is a part tarmacadam driveway providing plenty of parking space as well as a lawned area and foundation of a former greenhouse

To the side of the house are three outbuildings as described below and a plot of woodland extending to approximately 600 square meters.

To the rear there is a spacious patio and lawned area with beautiful views looking over the River Churnet along with far reaching views over the Peak District

Double Garage

19'10" x 16'0" (6.05m x 4.89m)

Render and sheeted garage with electric powered doors and a wall mounted Worcester boiler

Single Garage

8'0" x 15'7" (2.44m x 4.77m)

Rendered and sheeted garage, currently set as a workshop.

Brick and Sheeted Outbuilding

8'0" x 5'7" (2.45m x 1.71m)

Council Tax Band

The council tax band is D.

Viewings

By prior arrangement through Graham Watkins & Co.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



Floor Plan



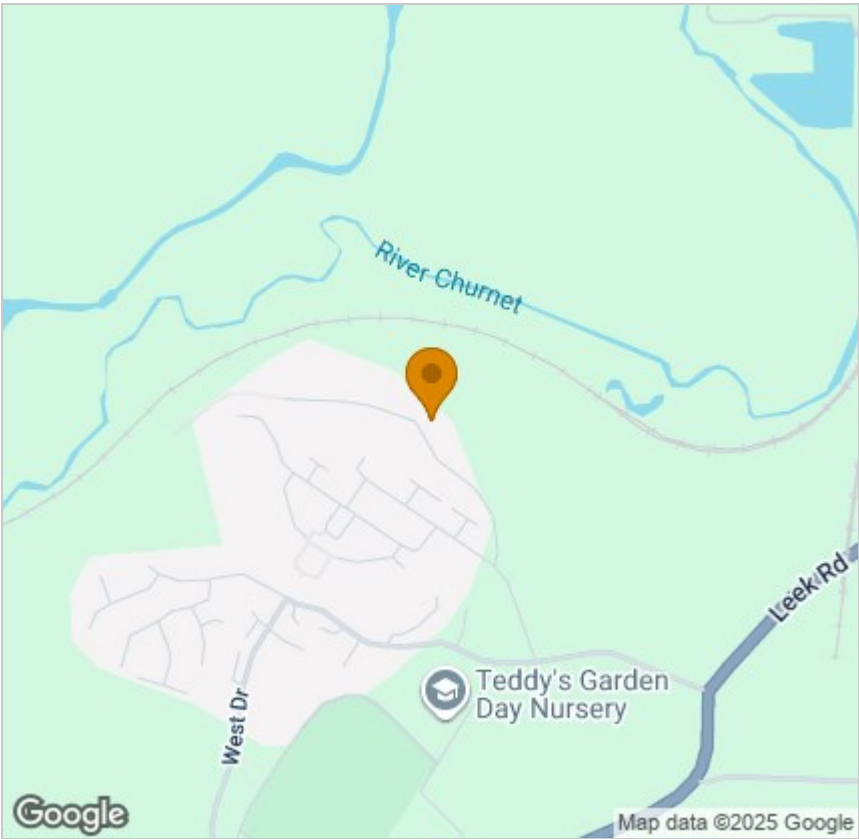
Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

